Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 4910 PAGE 990

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne C. Thompson (NAME:)	(NAME:)	118-5 A
109 Dale Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	23

For and in Consideration of the sum of.....

Two Hundred and No/100 Dollars----------($200.00)----------*DOLLARS* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged including the assumption of the existing mortgage.

MAY-8 75	CONV	18,142.14			
MAY-8 75	S'TAX		A*	47.06	
MAY-8 75	PB'FEE		A*	.50	
MAY-8 75	WDEED		A*	8.00	* 55.56

We, Steven V. Brown and wife, Cheryl C. Brown,
.....*have bargained and sold, and by these presents do transfer and convey unto the said* Yvonne C. Thompson, her
.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING a certain building site or lot, designated as No. 6-B, and further identified as Parcel No. 23, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, Page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lot.

BEING the same property conveyed to Steven V. Brown and wife, Cheryl C. Brown, by deed from St. Martin, Inc., a Tennessee corporation, of record in Book 4711, Page 746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE of said property is made expressly subject to the following:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first

(CONTINUED ON THE NEXT PAGE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,142.14

Subscribed and sworn to before me, this the 8th day of May 19 75

Affiant

My commission expires

(Affix Seal)

Notary Public

Duplicate

mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, and recorded in Book 4611, Page 682, and as amended in Book 4710, Page 244, Register's Office for Davidson County, Tennessee, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.

2. Easements, access limitations, conditions of the owner's certicate, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.

unimproved ( )
This is improved (X) property, known as Unit No. 109, 940 Gale Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Yvonne C. Thompson, her *heirs and assigns, forever.*

And we *do covenant with the said* Yvonne C. Thompson *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein mentioned.

And we *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Yvonne C. Thompson, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* May, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Steven K. Brown

Cheryl C. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen L. Sykes, a Notary Public in and for said County and State, the within named Steven V. Brown and wife, Cheryl C. Brown,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 19 75.

Helen L. Sykes, Notary Public.

My Commission Expires AUG. 30, 1977

Commission Expires .....

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Steven V. Brown, et ux

mail to TO

Yvonne C. Thompson
1100 Lawrence Ave.
Nashville, Tenn 37204

C 9753 35

IDENTIF. REFERENCE

MAY 8 | 50 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201